

APPLICATION NO: 13/01216/COU	OFFICER: Miss Chloe Smart
DATE REGISTERED: 31st July 2013	DATE OF EXPIRY : 25th September 2013
WARD: Charlton Park	PARISH: NONE
APPLICANT:	Mr Samuel Hashimzai
LOCATION:	1A Everest Road, Cheltenham
PROPOSAL:	Change of use from residential (C3) to a nursery (D1)

ADDITIONAL REPRESENTATIONS

5 Everest Road
Cheltenham
Gloucestershire
GL53 9LA

Comments: 11th October 2013
Letter attached.

1 Everest Road
Cheltenham
Gloucestershire
GL53 9LA

Comments: 13th October 2013

Further to your letter outlining alterations to the plans for a nursery at 1A Everest Road I would like add further comment to my objections.

May I humbly suggest before passing judgment as to whether or not permission is granted for this change of use, the committee views the worst case scenario as to the impact this will have on the quality of life to myself and the residents who live within this immediate area, as any permission granted will have a long lasting effect and will be nigh on impossible to reverse in the future.

My objection is not the nursery itself but its location. I live next door to this proposed planning application and bought this bungalow two years ago with the view to retire here, at the time of my purchase I acknowledged the commercial business two doors away but felt reassured that my own property was bridged by the residential bungalow next door and therefore any disturbance to me would be minimal. Not in my wildest dreams did I imagine permission would be sought or indeed approved to turn the small bungalow next door into a commercial business as a nursery with a potential 20 vehicles coming and going EVERY DAY.

The nuisance generated from this activity alone will be substantial but the constant stream from groups of 6 young children playing in the garden every day will have a significant impact on my quality of life. I strongly believe I am qualified to understand the significant impact the noise generated from 6 young children playing in the garden will have as I am a full time teacher and am with children all day. I look forward to returning home at the end of a busy day and enjoy school holidays sitting in my garden appreciating the peace and quiet currently afforded.

The traffic problem in this street is already at bursting point and cannot be ignored. I notice several people have commented on the incident this summer when two vehicles parked (legally)

and blocked the road, it should be understood that this incident is not in isolation, only last week I arrived home to find wall to wall cars parked along the street leaving me little space to turn in to my driveway, (I have submitted a number of images to support this) and this is without the addition of 20 more vehicles parking at each end of the busiest part of the day. This type of incident happens often, not rarely.

The plans clearly show an in/out entry for cars at 1A Everest Road, this will reduce the parking spaces from three to one space outside my own property and present an additional problem with vehicles crossing the pavement. As mentioned in a previous letter of objection my driveway often becomes partially blocked by people using the shop on the corner to collect their morning papers, this will only get worse with the addition of another potential 20 vehicles visiting this small residential street EACH and EVERY DAY if planning is approved.

I understand permission was sought for a zebra crossing on the Old Bath Road near the junction of Everest Road a few years ago, the council refused on the basis it was a busy 'blind corner, and would be too dangerous, therefore how can it be that this proposal is any different when it is only a few meters away? I note the Environmental Agency raises no objection to this application based on there having been no serious/fatal accidents near the junction of Old Bath Road and Everest Road to date, this suggests the Council have made informed judgments in the past in consideration for our safety and quality of life and I sincerely hope the committee's consideration will take in to account the many objections they have received in respect of this proposed application and the impact this will have on so many of our day to day lives.

Finally, I note on the plans the intention is to maintain the hedge between 1A and my own in its current state and retain the apple tree. May I therefore make a strong plea to the committee that if after careful deliberation you decide to approve these plans, could the intention to maintain the hedge and keep the tree be made a condition of planning approval to alleviate at least some privacy and noise concerns to my neighbouring property.

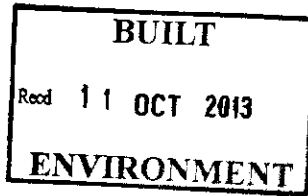
I would be grateful if you would consider further my objections based on the revised plans to 1A Everest Road and will send images through the post for your consideration in support of my objections.

10 Everest Road
Cheltenham
Gloucestershire
GL53 9LG

Comments: 11th October 2013

I would like to submit some pictures taken on Everest Road to show the level of congestion caused when cars are parked on the road. Could you tell me how I go about doing these please?

Thank you



5 Everest Road,
Leckhampton,
Cheltenham, Glos. GL53 9LA

9th October 2013

Dear Mrs. Crews,

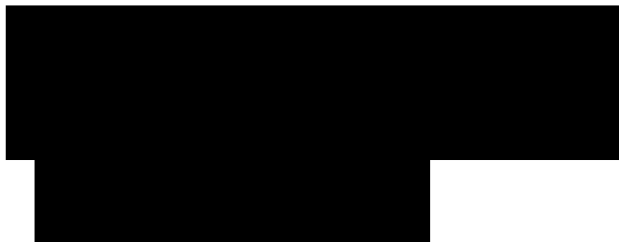
**Planning Application 13/01216/COU – 1A Everest Road
Change of use from a residential dwelling to a nursery**

Further to your letter of 7th October, I am still very strongly opposed to this planning application being of such close proximity to the situation. For reference purposes I am enclosing copies of letters written to the Planning Department (9/8/2013) and Councillor Duncan Smith (21st September 2013) both letters have copies to Councillors Klara Sunbury and Councillor Penny Hall respectively. I have made the relevant points of contention in these letters, which I hope will be viewed in the correct context.

Having studied the revised proposal – I wonder how long the three staff car-parking slots will be adhered to over given time. As pointed out by Councillor Barbara Driver – this is the right thing but in the wrong place, and it will not change the position of the property or get any bigger.

Hoping and expecting a very favourable decision on the outcome of this matter.

Yours sincerely,



Mrs. Tracey Crews,

Head of Planning,

Built Environment,

Cheltenham Borough Council,

POBox 12, Municipal Offices,

Promenade, Cheltenham. GL50 1PP

COPY 9/10/13

5 Everest Road,
Leckhampton,
Cheltenham, GL53 9LA

21st September 2013

Dear Councillor Duncan Smith,

**Planning Application 13/01216/COU – 1A Everest Road –
Change of use from a residential dwelling to a nursery**

Having taken time out to attend last night's Planning Committee for the above application to be decided in public, I fully endorse your comments to speak out against the above proposed planning application.

I am enclosing a self explanatory copy letter I wrote to the Planning Department, dated 9th August, copy to Councillor Klara Sudbury, which I hope has not gone adrift in the filing system and that you and Councillor Penny Hall are aware of this letter. The reason for sending a copy to Councillor Klara Sudbury in the first place is that Paul Baker sent out a circular letter early in August with relevant information giving me reason to contact her. Your letter was only circulated a day or two prior to the meeting so unable to contact you beforehand.

This is a very badly judged application and as a resident of 14 years and in my 70s I can speak with experience of the traffic problems which will be caused and added to the already enormous volume of cars at such a tight and dangerous corner of access into and from Everest Road.

I would like to highlight some of the comments made by various Councillors and the representative of the Planning Department –

- all I can say is that the Gloucestershire Highways did their research in the holiday period when the schools were not in attendance – they should have observed the problem in peak travel and work time when the schools and general public have returned from their holidays. An article in Glos. Echo of 16th September reiterates these observations.

Another Councillor made a valid point that parents would not only be dropping of their child but would take the opportunity of going into the property to talk to the owner regarding their child etc. again more delays with parked cars.

In addition, the high volume of noise that would be generated from the children playing in the garden

As Mr. Hashimzai lives in Prestbury I think it would be more appropriate for him to locate his proposed nursery school in that area where I am sure he would find a more suitable location.. He appears to be a young man with little experience of life and perhaps not strong on control and discipline.

I hope that you will bring the comments in this letter to the attention of the main planning committee when they next reconvene to discuss this matter. I feel very strongly opposed to this application and hope common sense prevails as I think this is a potential accident waiting to happen with the number of children involved.

Yours sincerely,.



Councillor Duncan Smith,
Borough Councillor for Charlton Park,
160 Leckhampton Road,
Cheltenham.

Copy to:

Councillor Penny Hall,
Borough Councillor for Charlton Park,
30 Fairfiled Avenue,
Cheltenham.

COPY 9/10/13

5 Everest Road,
Leckhampton Road,
Cheltenham, Glos.
GL53 9LA

9th August 2013

Dear Sir,

Re: 1A Everest Road, Leckhampton, Cheltenham. GL53 9LA
Planning Application No: 13/01216/COU

As it has been brought to my attention through an article in the local paper, Gloucestershire Echo, plus a subsequent letter from Paul Baker, Charlton Park Liberal Democrats, about the intended use of the above property and though I have not been officially informed as an immediate neighbour but only 3 doors away. I would like to register my objections very strongly against this proposal.

My reasons are as follows:-

- 1) The main consideration is to do with the general parking which will be predominately on the road and catering for up to 16 children, the constant picking up and dropping off will put a tremendous strain on street parking and creating danger to passing traffic. There are also a number of very elderly local residents who would find using the pavement extremely difficult with constant use of parents and children.
- 2) I understand there will be 3 members of staff and where are they going to park – again I expect it will be on the street. No doubt they will start well before 9 am and finish well after 2 pm.
- 3) The intention of allowing a play area on the grass lawn, which I presume will be at the rear of the property, will obviously create a general neighbourhood noise disturbance.
- 4) Added to the above points – there is the shop next door, which causes more parking from shoppers.
- 5) There is the local pub across the road on Old Bath Road and as they do not have their own car park, another point of irritation, and again more street parking which impinges on the lunch time

Apart from the above points of contention, about 3 weeks ago there was an incident of a very selfish and inconsiderate piece of parking concerning two cars parked opposite each other on either side of the road and made traffic almost impossible to get through. This necessitated involving the police to sort out the situation, issuing parking tickets to the offending vehicles and also closure for nearly an hour of the stretch of road between the entrance of Everest Road and the junction of Hiliary Road. causing traffic to reverse and go back up Everest Road.

As pointed out by Mr Baker this could be the loss of a residential bungalow which are certainly in short supply in Cheltenham.

I think this is a very badly considered application and should not be granted as this is a residential road and not for commercial use.

Yours faithfully,



Built Environment Division,
Cheltenham Borough Council,
PO Box 12
Municipal Offices,
Promenade,
Cheltenham, Glos. GL50 9SA

Copy to: Councillor Klara Sudbury,
20 Brizen Lane,
Cheltenham. GL53 0NG